132.0	0003	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	950,600	/	950,600
USE VALUE:	950,600	/	950,600
ASSESSED:	950,600	/	950,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WINDERMERE PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT CHARLES A JR & ERIN M
Owner 2:	
Owner 3:	
Street 1:	15 WINDERMERE PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIGOTT JANE F TRUSTEE -
Owner 2:	JANE F PIGOTT REVOCABLE TRUST -
Street 1:	15 WINDERMERE PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 2350 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6245.000	398,900	5,100	546,600	950,600
Total Card	0.143	398,900	5,100	546,600	950,600
Total Parcel	0.143	398,900	5,100	546,600	950,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.60 | /Parcel: 404.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	85026
GIS Ref	
GIS Ref	
Insp Date	05/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0008.0

!10313!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	398,900	5100	6,245.	546,600	950,600		Year end	12/23/2021
2021	101	FV	387,200	5100	6,245.	546,600	938,900		Year End Roll	12/10/2020
2020	101	FV	387,000	5100	6,245.	546,600	938,700	938,700	Year End Roll	12/18/2019
2019	101	FV	306,500	5100	6,245.	577,000	888,600	888,600	Year End Roll	1/3/2019
2018	101	FV	306,500	5100	6,245.	425,100	736,700	736,700	Year End Roll	12/20/2017
2017	101	FV	306,500	5100	6,245.	406,900	718,500	718,500	Year End Roll	1/3/2017
2016	101	FV	306,500	5100	6,245.	376,600	688,200	688,200	Year End	1/4/2016
2015	101	FV	289,700	5100	6,245.	315,800	610,600	610,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:30:03

LAST REV

Date	Time
05/16/18	14:20:20
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10313

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT JANE F T	64571-207		11/26/2014		700,000	No	No		
PIGOTT CHARLES	61210-372		2/15/2013	Convenience	10	No	No		
	11766-123		11/14/1969		30,500	No	No		N

USER DEFINED

Prior Id # 1:	85026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2002	849	Re-Roof	8,400					

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	MEAS&NOTICE	CC	Chris C
12/12/2008	Meas/Inspect	163	PATRIOT
3/27/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
8/11/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6245		Sq. Ft.	Site		0	90.	0.97	10									546,616						546,600	

Total AC/HA:	0.14337	Total SF/SM:	6245	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	546,616	Spl Credit		Total:	546,600

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25834298
Const Adj.:	1.04144037
Adj $ / SQ:	176.916
Other Features:	97500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541922
Depreciation:	143067
Depreciated Total:	398854

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

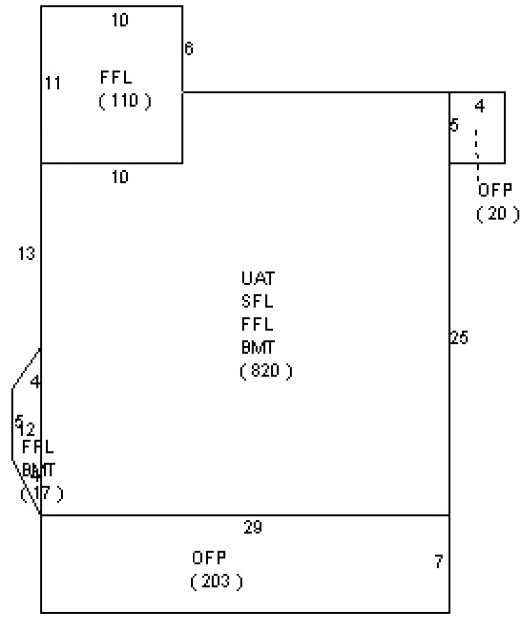
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	194.61
Special Features:	0	Val/Su Net:	133.37
Final Total:	398900	Val/Su SzAd	231.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	947	176.920	167,539
BMT	Basement	837	70.320	58,861
SFL	Second Floor	779	176.920	137,818
OFP	Open Porch	223	24.890	5,550
UAT	Upper Attic	205	123.840	25,387

Net Sketched Area:	2,991			Total:	395,155
Size Ad	1726	Gross Area	3647	FinArea	2350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100